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*Co-Trustee of the Nicholas J. and  
Juanita Santoro Family Trust*

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:

USA Commercial Mortgage Company  
06-10725 – Lead Case

Jointly Administered  
Chapter 11 Cases  
Judge Linda B. Riegle Presiding

USA Capital Realty Advisors, LLC  
06-10726

**JOINDER OF NICHOLAS J. SANTORO IN  
GREGORY J. WALCH'S PARTIAL  
OPPOSITION TO DEBTORS' MOTION  
AUTHORIZING DEBTOR, PURSUANT  
TO 11 U.S.C. §§ 105 AND 363 (B) (1), TO  
ACCEPT LOAN PAYMENT PROCEEDS  
AND PROVIDE PARTIAL RELEASES OR  
FULL RELEASES IN CONNECTION  
WITH THE SALE OF PROPERTIES  
SECURING LOANS ORIGINATED BY  
THE DEBTOR TO THIRD PARTY  
BORROWERS, AND TO RATIFY  
PARTIAL RELEASES PREVIOUSLY  
PROVIDED BY THE DEBTOR**

USA Capital Diversified Trust Deed Fund, LLC  
06-10727

USA Capital First Trust Deed Fund, LLC  
06-10728

USA Securities, LLC  
06-10729

## Debtors

Date of Hearing: May 18, 2006  
Time of Hearing: 9:30 a.m.

### Affecting:

[ ] All Cases

Or only:

- USA Commercial Mortgage Company
- USA Capital Realty Advisors, LLC
- USA Capital Diversified Trust Deed Fund, LLC
- USA Capital First Trust Deed Fund, LLC

Nicholas J. Santoro, Co-Trustee of the Nicholas J. and Juanita Santoro Family Trust, hereby joins in GREGORY J. WALCH'S PARTIAL OPPOSITION TO DEBTORS' MOTION

1 AUTHORIZING DEBTOR, PURSUANT TO 11 U.S.C. §§ 105 AND 363 (B) (1), TO ACCEPT  
2 LOAN PAYMENT PROCEEDS AND PROVIDE PARTIAL RELEASES OR FULL  
3 RELEASES IN CONNECTION WITH THE SALE OF PROPERTIES SECURING LOANS  
4 ORIGINATED BY THE DEBTOR TO THIRD PARTY BORROWERS, AND TO RATIFY  
5 PARTIAL RELEASES PREVIOUSLY PROVIDED BY THE DEBTOR (the “Opposition”) for  
6 the reasons set forth therein. The undersigned is similarly situated to Gregory J. Walch, although  
7 not involved in all of the same loan transactions. Therefore, the undersigned adopts the legal  
8 arguments in the Opposition.

9 Dated this \_\_\_\_ day of May, 2006.

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/s/ Nicholas J. Santoro

Nicholas J. Santoro, Esq.

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